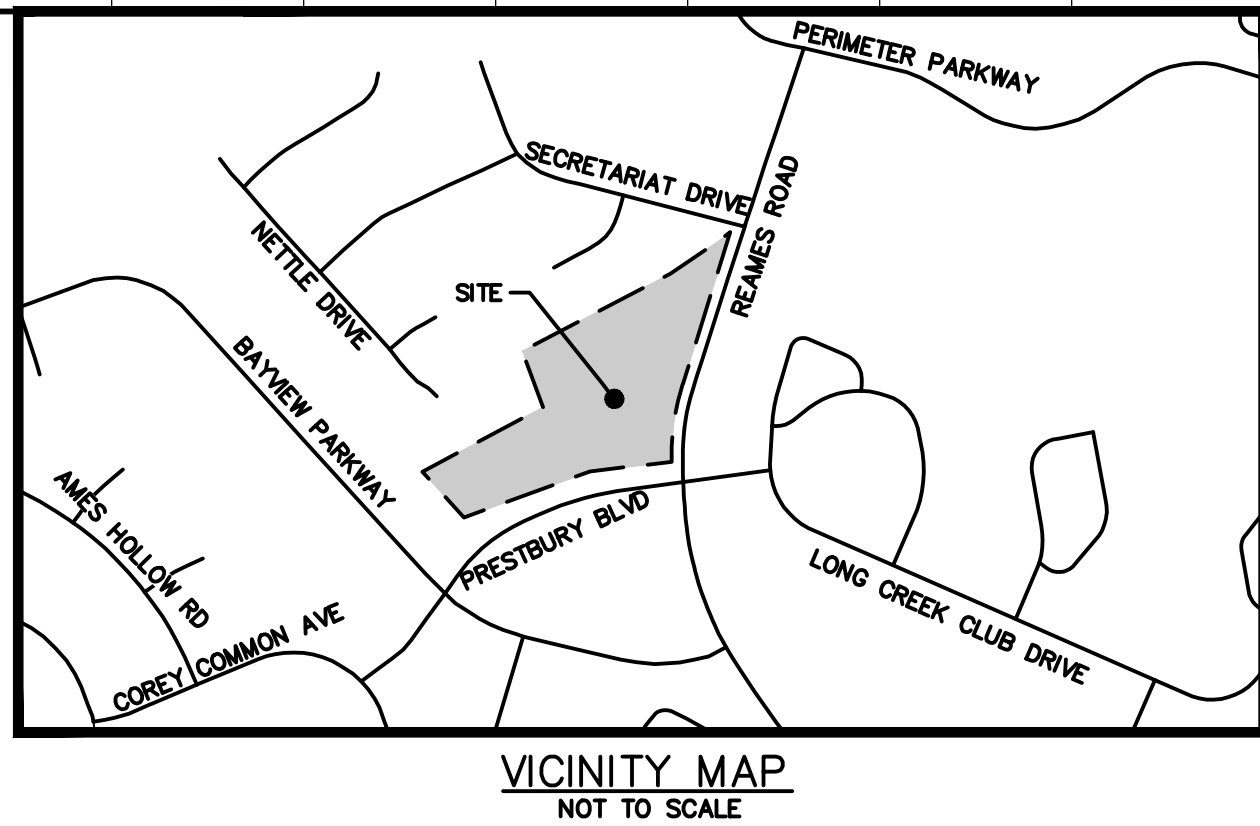




**DEVELOPMENT STANDARDS**  
**BOWMAN DEVELOPMENT**  
**REZONING PETITION NO. 2022-XXX**  
**02/08/2022**



SITE DEVELOPMENT DATA:

- ACREAGE: ±5.37 ACRES
- TAX PARCELS: 02514110, 02514122 & 02514115
- EXISTING ZONING: R-3 (RESIDENTIAL)
- PROPOSED ZONING: R-8MF (MULTI FAMILY)
- EXISTING USES: VACANT
- PROPOSED USES: UP TO 34 SINGLE-FAMILY ATTACHED DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE R-8MF ZONING DISTRICT. SEE SECTION 2 BELOW FOR FURTHER INSTRUCTIONS.
- MAXIMUM HEIGHT: NOT TO EXCEED 40 FEET; BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE.

**I. GENERAL PROVISIONS:**

- A. SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN FILED BY BOWMAN DEVELOPMENT ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY ATTACHED COMMUNITY ON APPROXIMATELY 5.37-ACRE SITE LOCATED AT 5005 REAMES ROAD AND THE TERMINUS OF PINEBROOK CIRCLE (THE "SITE").
- B. ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS UNDER THE ORDINANCE FOR THE R-8MF ZONING CLASSIFICATION SHALL GOVERN.
- C. GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE USES, SIDEWALKS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENT (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWED SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

## II. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- A. THE SITE MAY BE DEVELOPED WITH UP TO 34 SINGLE-FAMILY ATTACHED DWELLING UNITS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE R-8MF CD ZONING DISTRICT AND FURTHER RESTRICTED BELOW.

### III. CONDITIONAL PROVISIONS:

- A. THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS TO THE R-8MF CD ZONING DISTRICT, AS PERMITTED IN SECTION 11.208 OF THE ORDINANCE.
- B. MINIMUM FRONT YARD SETBACK OF TWENTY (20) FEET.
- C. MINIMUM REAR YARD SETBACK OF TWENTY (20) FEET.
- D. MINIMUM INTERIOR SIDE YARD SETBACK OF SIX (6) FEET AND MINIMUM EXTERIOR SIDE YARD SETBACK OF EIGHT (8) FEET.
- E. MINIMUM MULTIFAMILY SUBLOT AREA OF 1,870 SQUARE FEET.
- F. MINIMUM MULTIFAMILY SUBLOT WIDTH OF TWENTY TWO (22) FEET.
- G. MAXIMUM DENSITY OF 6.52 DWELLING UNITS PER ACRE.
- H. MINIMUM LANDSCAPE BUFFER ADJACENT TO EXISTING RESIDENTIAL LOT OF THIRTY (30) FEET.
- I. TOWNHOME BUILDINGS FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREET SHALL BE LIMITED TO A MAXIMUM OF SIX (6) INDIVIDUAL UNITS.

#### **IV. ACCESS, TRANSPORTATION AND IMPROVEMENTS:**

- A. ACCESS TO THE SITE WILL BE FROM REAMES ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK SHALL BE PROVIDED ON ALL PUBLIC STREETS.

- C. THE PETITIONER WILL PROVIDE SIDEWALKS AND PLANTING STRIPS ALONG THE INTERIOR PUBLIC STREETS, AS REQUIRED BY THE ORDINANCE AND AS REQUIRED BY CLDSM STANDARDS FOR A LOCAL RESIDENTIAL MEDIUM PUBLIC STREET.
- D. THE PETITIONER WILL, ALONG THE INTERNAL PUBLIC AND PRIVATE STREETS, USE BEST AND REASONABLE EFFORTS TO DESIGN THE BUILDINGS SO THE INDIVIDUAL DRIVEWAYS TO EACH UNIT ARE SEPARATED AS MUCH AS POSSIBLE FROM EACH OTHER.
- E. STREET TREES WILL ALSO BE PROVIDED ALONG THE PUBLIC AND PRIVATE STREETS AS REQUIRED.
- F. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- G. ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE SUBJECT TO THE PETITIONER ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- H. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

**V. ARCHITECTURAL STANDARDS, GENERAL DESIGN GUIDELINES FOR SINGLE-FAMILY ATTACHED DWELLING UNITS ("TOWNHOMES"):**

- A. THE PRINCIPAL BUILDINGS USED FOR THE ATTACHED DWELLING UNITS ("TOWNHOMES") CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, STUCCO, CEMENTITIOUS SIDING (SUCH AS HARDY-PLANK), EIFS, DECORATIVE BLOCK, OR WOOD. VINYL, WHEN UTILIZED, SHALL BE A MINIMUM GAUGE OF 0.42.
- B. THE ENTRANCES (FRONT DOOR ENTRANCES) FOR THE PROPOSED TOWNHOMES LOCATED WITHIN 15 FEET OF A SIDEWALK WILL BE RAISED 12 INCHES ABOVE THE AVERAGE GRADE OF THE SIDEWALK.
- C. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12.
- D. PORCHES OR COVERED STOOPS SHALL FORM A PREDOMINATE MOTIF OF THE BUILDING DESIGN. EACH UNIT WILL BE CONSTRUCTED WITH A FRONT PORCH OR A COVERED STOOP.
- E. UNITS LOCATED AT STREET CORNERS (CORNER UNITS) AND END UNITS ABUT A PUBLIC STREET WILL HAVE ARCHITECTURAL TREATMENT OR WINDOWS TO AVOID BLANK WALL EXPANSES GREATER THAN [20] FEET ON ALL BUILDING LEVELS.
- F. UNITS WITH FRONT LOADED GARAGE DOORS VISIBLE FROM THE PUBLIC OR PRIVATE STREETS WILL BE RECESSED AT LEAST ONE (1) FOOT BEHIND THE FRONT MOST BUILDING FACE (A PORCH OR STOOP WILL BE CONSIDERED A PART OF THE BUILDING FACE), TO MINIMIZE THE VISUAL IMPACT OF THE GARAGE DOORS ON THE PUBLIC AND PRIVATE STREETS. IF THE GARAGES CANNOT BE RECESSED AS DESCRIBED ABOVE THEN A MINIMUM OF THREE OF THE FOLLOWING ARCHITECTURAL ELEMENTS WILL BE PROVIDED: (i) WINDOW IN THE GARAGE DOOR; (ii) GARAGE DOOR DECORATIVE HARDWARE; (iii) CARRIAGE LIGHTS AT GARAGE DOOR; (iv) LARGER REVERSE GABLE FEATURE WITH DECORATIVE BRACKETS AND (v) DORMER ON THE ROOF.

## **VI. STREETSCAPE, BUFFERS, YARDS, OPEN SPACE AND LANDSCAPING:**

- A. PER SECTION 11.007 OF THE ORDINANCE AT LEAST 10% OF THE SITE SHALL BE SET ASIDE AS COMMON OPEN SPACE. THE REQUIRED OPEN SPACE WILL BE SET ASIDE AND IMPROVED AS REQUIRED BY THE ORDINANCE. A MINIMUM OF 4,000 SQUARE FEET OF THE REQUIRED COMMON OPEN SPACE AREA WILL BE IMPROVED WITH SEATING AREAS, WALKWAYS AND OTHER HARDCAPE AREAS, LANDSCAPE AREAS, AND LIGHTING. THE POSSIBLE LOCATIONS OF THE COMMON OPEN SPACE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN.

- B. REAR YARDS WILL BE PROVIDED ALONG THE EXTERIOR PROPERTY LINES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE REQUIRED PRIVATE OPEN SPACE FOR THE PROPOSED ATTACHED DWELLING UNITS MAY BE LOCATED WITHIN THE PROPOSED REAR AND SIDE YARDS, BUT NOT IN THE PROPOSED BUFFERS.
- C. BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BUFFER WIDTHS INDICATED MAY VARY FROM WHAT IS INDICATED (THE PROPOSED FENCE MAY BE ELIMINATED, AND THE FULL BUFFER WIDTH PROVIDED) AS ALLOWED BY THE ORDINANCE. THE PETITIONER MAY ALSO SUBSTITUTE A BERM FOR THE FENCE AS ALLOWED BY THE ORDINANCE.
- D. THE LOCATION OF THE AMENITY AREAS GENERALLY DEPICTED ON THE REZONING PLAN ARE SUBJECT TO CHANGE. AS SUCH, UNITS MAY BE PROVIDED IN THE AREAS CURRENTLY DEPICTED AS AMENITY AREAS.

## VII. ENVIRONMENTAL FEATURES:

- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- C. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATION IF REQUIRED BY CITY ORDINANCE.
- D. THE SITE WILL COMPLY WITH THE TREE ORDINANCE. THE POSSIBLE LOCATION OF THE PROPOSED TREE SAVE AREAS ARE GENERALLY DEPICTED ON THE REZONING PLAN.

## VIII. LIGHTING:

- A. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, PARKING AREAS AND COURTYARDS.
- B. ARCHITECTURAL LIGHTING ON BUILDING FACADES, SUCH AS BUT NOT LIMITED TO SCONES, WILL BE PERMITTED.

## IX. AMENDMENTS TO THE REZONING PLAN:

- A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDE THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

## X. BINDING EFFECT OF THE REZONING APPLICATION

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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REZONING PETITION  
2022-XXXX

KH PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CJW	DRAWN BY	CJW	CHECKED BY	JFH
013464002	02/18/2022								

## DEVELOPMENT STANDARDS

REAMES ROAD  
TOWNHOMES  
PREPARED FOR  
MOFLEHI BOWMAN, LLC  
OF CHARLOTTE  
NORTH CAROLINA

SHEET NUMBER  
**RZ-02**